

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS X-43A & X-43B

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass R-55, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Dorothy E. and Henry F. Shappe, Jr. have expressed a desire to purchase said Parcel X-43A for the purpose of developing a yard; and

WHEREAS, Nancy C. and Joseph A. Colman have expressed a desire to purchase said Parcel X-43B for the purpose of developing a yard:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Dorothy E. and Henry F. Shappe, Jr. and Nancy C. and Joseph A. Colman be and hereby are designated as re-developers of disposition Parcels X-43A & 43B, respectively, subject to:

- (a) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.
- (b) Completion of improvements within 6 months from date of conveyance.

2. That disposal of said parcels by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby determined that Dorothy E. and Henry F. Shappe, Jr. and Nancy C. and Joseph A. Colman possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the subdivision of Parcel X-43 into X-43A and X-43B in accordance with Section 602, Paragraph 14, of the Charlestown Urban Renewal Area, is hereby approved.

5. That the Director is hereby authorized for and in behalf of the authority to execute and deliver Land Disposition Agreements for Disposition parcels X-43A and X-43B between the Authority as seller and Dorothy E. and Henry F. Shappe, Jr. and Nancy C. and Joseph A. Colman, respectively, as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyers' agreement to continue to maintain the Parcels, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

6. That the Director is further authorized to execute and deliver deeds conveying said parcels pursuant to such disposition agreements; and that the execution by the Director of such agreements and deeds to which a certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

7. That the Director is further authorized to grant, to and for the benefit of abutting land owners, such easements of access and travel over disposition parcels X-43A and X-43B as the Director shall deem necessary or appropriate, such easement grants to contain such terms and conditions as the Director shall deem proper and in the best interests of the Authority.

8. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure."

CHARLESTOWN URBAN RENEWAL AREA R-55

SUMMARY SHEET, parcels

<u>Parcel #</u>	<u>Area (sq.ft.)</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
X-43A	540	Dorothy E. and Henry F. Shappe 7-8 Kellys Block Charlestown	continued maintenance as yard space
X-43B	1080	Nancy C. and Joseph A. Colman 40 Chappie Street Charlestown	continued maintenance as yard space

MEMORANDUM

April 23, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Charlestown Mass R-55 / Designation of Developers

The five owners of property abutting Parcel X-43 in Charlestown have been notified of the availability of the lot, in accordance with the "Policies and Procedures for the Sale of Small Parcels. . . ." which were adopted by the Authority on November 18, 1966. Parcel X-43 consists of approximately 1620 square feet of vacant land. It is intended that the lot be sold for use as yard space.

Letters of interest have been received from two property owners and a meeting has been held between the interested parties and members of the staff. A proposed division of the parcel between these two property owners, Mr. and Mrs. Joseph A Colman and Mr. and Mrs. Henry F. Shappe, Jr., who have been maintaining the land, was approved by those present.

It is recommended that the Authority adopt the attached resolution designating Nancy C. and Joseph A. Colman and Dorothy E. and Henry F. Shappe, Jr., as identified on the summary sheet and within the resolution, as redevelopers of Parcel X-43.

The disposition price of this lot is the subject of another memorandum being submitted to the Board today.

